

ITEM 8-B

CITY OF ALAMEDA
Memorandum

To: Honorable President and
Members of the Planning Board

From: Andrew Thomas, AICP
Acting City Planner

Date: September 24, 2012

Re: A Public Hearing to Consider a Six Month Review of a Use Permit for a
Flea Market located on the campus of the College of Alameda

BACKGROUND:

On April 23, 2012, the Planning Board approved a use permit for the College of Alameda to conduct a flea market on the campus of the College of Alameda. The use permit allows the flea market to occur on each Saturday of the month and establishes an on-going entitlement for this flea market along with conditions to ensure the operation of the weekend event will be compatible with its surrounding commercial and residential neighbors.

The Planning Board's April Resolution of Approval (Exhibit A) included a requirement for a six-month review. This public hearing provides an opportunity for the Planning Board to consider the operations of market after the first six months of operation.

ANALYSIS:

The flea market is comprised of a combination of vendors for clothing, furniture, crafts, jewelry, food items art/talent demonstrations, display/information and food trucks. The flea market and all accessory parking for vehicles and bicycles are accommodated entirely within the College of Alameda property.

Over the course of the first six months of operations, staff has only received one complaint about the Flea Market. The operators were placing small, off-site placard signs along public streets as far away as the Park Street Bridge advertising the Saturday market. Staff immediately contacted the operators, who promised to collect the signs and stop posting them along streets and other off-site locations. Staff has not received any other calls, and staff has not noticed any of the signs recently.

On a recent Saturday, a planning department staff member visited the Flea Market. The visit did not reveal any problems or violations of the conditions of approval included in April Resolution of Approval.

PUBLIC NOTICE AND COMMENTS

In August, staff sent notices of this Six Month review to residents and property owners within 300 feet of the property. As of September 5, 2012, staff has not received any responses from neighbors or property owners in the vicinity of the Flea Market (Exhibit 2).

ENVIRONMENTAL DETERMINATION:

This six-month review is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304 (e) – Minor Temporary Use of Land.

RECOMMENDATION:

Staff recommends the Planning Board find the Flea Market in compliance with its conditions of approval.

RESPECTFULLY SUBMITTED BY:



ANDREW THOMAS
PLANNING SERVICES MANAGER

Exhibits:

1. Resolution from April 23, 2012
2. Notification Map